



**LEASE RATE**  
\$46.00 SF/yr  
(\$11.00 PSF NNN )



**PROPERTY SIZE**  
16,519 SF



**AVAILABILITY**  
July 2025



**NUMBER OF  
AVAILABLE UNITS**  
Three



**UNIT SIZES**  
1,550 to 5,009 +/- SF

**2105 - 2109 CENTRAL AVE  
SAINT PETERSBURG, FL 33713**

**THE CENTRAL GRAND**

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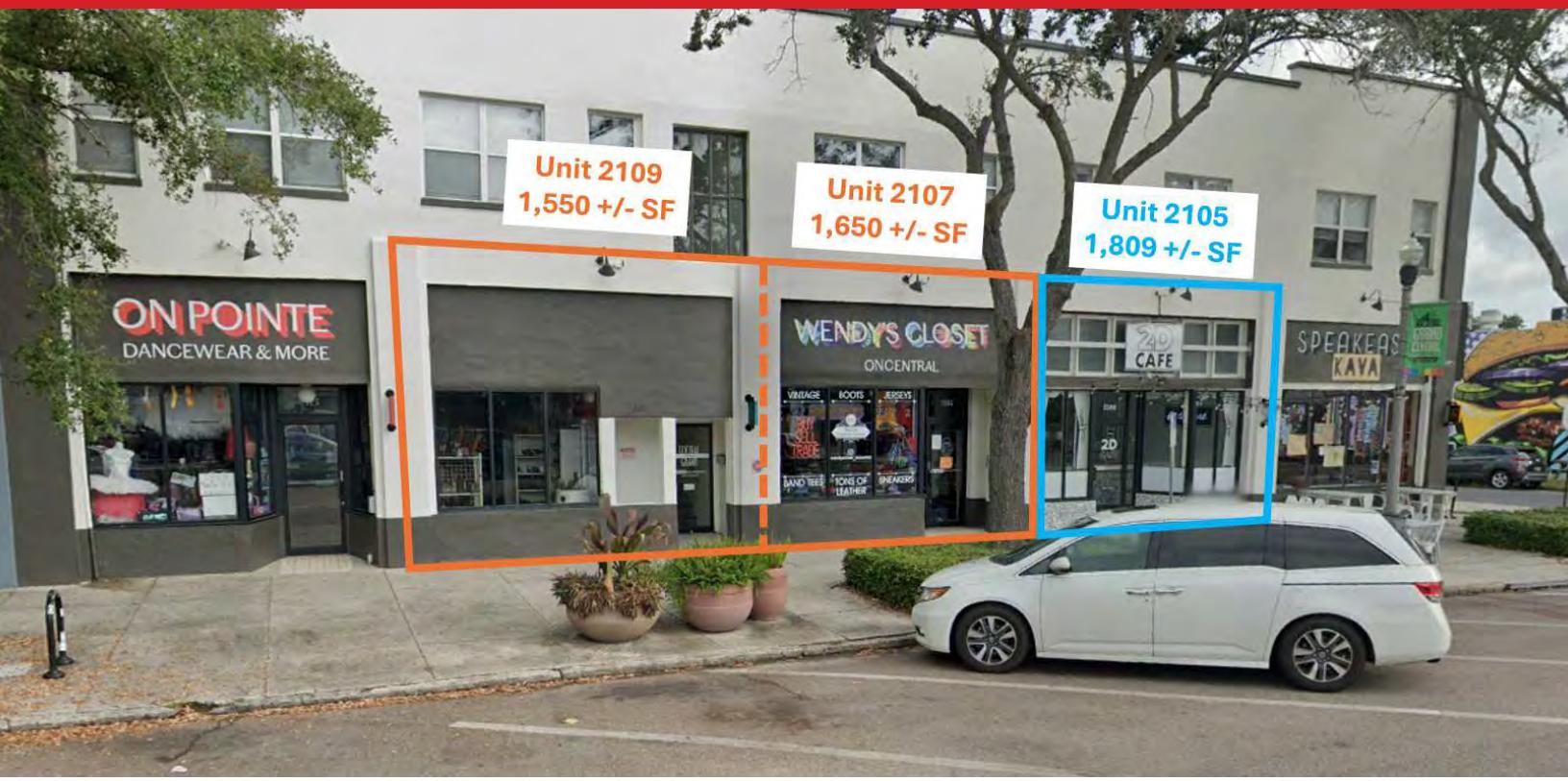
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## PROPERTY INFORMATION

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Position your business at the epicenter of culture and commerce in St. Petersburg's Grand Central District—a thriving, walkable neighborhood known for its vibrant mix of restaurants, bars, galleries, and locally owned shops. Just minutes from downtown, this prime commercial space offers a rare opportunity to establish your brand in one of the city's most sought-after corridors.

This highly visible space boasts soaring 16-foot ceilings and free span construction, creating an expansive and versatile interior that can be easily configured to suit any retail, office, restaurant, or bar concept. With marquee signage located immediately above the storefront and strong pedestrian and vehicle traffic along Central Avenue, your business will benefit from exceptional exposure and branding potential.

Sidewalk seating is available with a city permit—perfect for restaurants, cafés, or bars looking to engage with the neighborhood's active street life. In addition, this site is likely to qualify for an SRX Full Liquor License, allowing for full-service alcohol sales without the need for a costly 4COP license.

Zoned CCT-1, the property supports a wide range of commercial uses and offers a flexible canvas for visionary operators. Whether you're launching a flagship retail location or building out a full-service hospitality venue, this space provides the bones and the location to thrive in one of St. Pete's fastest-growing, culturally rich districts.

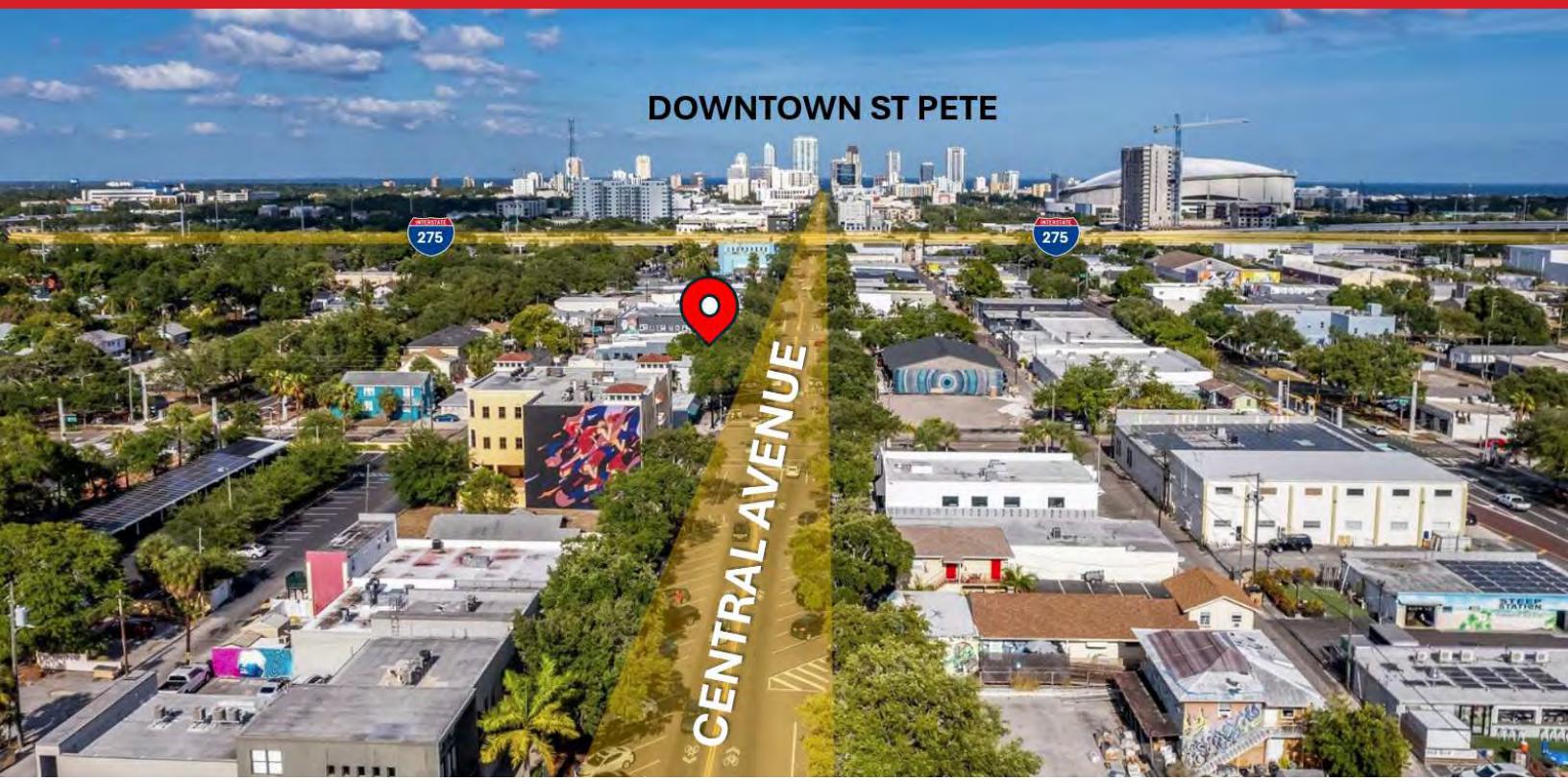
## OFFERING SUMMARY

Lease Rate:	\$46.00 SF/yr (\$11.00 PSF NNN )
Number of Available Units:	Three
Available SF:	1,550 - 5,009 SF
Building Size:	16,519 SF

SPACES	LEASE RATE	SPACE SIZE
2105 Central Ave	\$46.00 SF/yr	1,809 - 5,009 SF
2107 Central Ave	\$46.00 SF/yr	1,650 - 5,009 SF
2109 Central Ave	\$46.00 SF/yr	1,550 - 5,009 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,167	56,474	118,174
Total Population	14,560	120,864	255,517
Average HH Income	\$78,531	\$92,654	\$94,757

# LOCATION DESCRIPTION



## LOCATION DESCRIPTION

### PRIME RETAIL OPPORTUNITY IN THE BURGEONING GRAND CENTRAL DISTRICT

Situated along the vibrant Central Avenue corridor, the Grand Central District in St. Petersburg, Florida, stands as a premier destination for retail enterprises. This dynamic neighborhood, just west of downtown, boasts over 450 locally owned businesses, including popular restaurants, bars, coffee shops, breweries, and boutiques, fostering a lively and diverse community atmosphere. Grand Central District.

### STRATEGIC LOCATION WITH HIGH VISIBILITY

Central Avenue serves as a bustling artery, ensuring substantial foot and vehicle traffic that benefits retail establishments. The district's walkable design, enhanced by additional bike lanes, immersive art installations, and improved crosswalks, encourages pedestrian engagement and accessibility.

Grand Central District.

### VERSITILE ZONING AND BUSINESS-FRIENDLY ENVIRONMENT

Zoned as CCT-1, the Grand Central District offers flexible opportunities for various business models, including retail, office, restaurant, and bar concepts. The area's commitment to diversity and inclusion, exemplified by its status as the birthplace of St. Pete Pride and home to over 150 LGBTQ+ owned and allied businesses, creates a welcoming environment for entrepreneurs. Grand Central District

### ROBUST DEMOGRAPHICS AND FUTURE GROWTH

The district is experiencing significant growth, with developments like Whitney Village introducing 325 market-rate apartments and 32,000 square feet of retail space. Additionally, transit-oriented development plans around the SunRunner Bus Rapid Transit stations anticipate the construction of up to 4,400 new residential units, further expanding the local customer base.

### CULTURAL HUB WITH COMMUNITY APPEAL

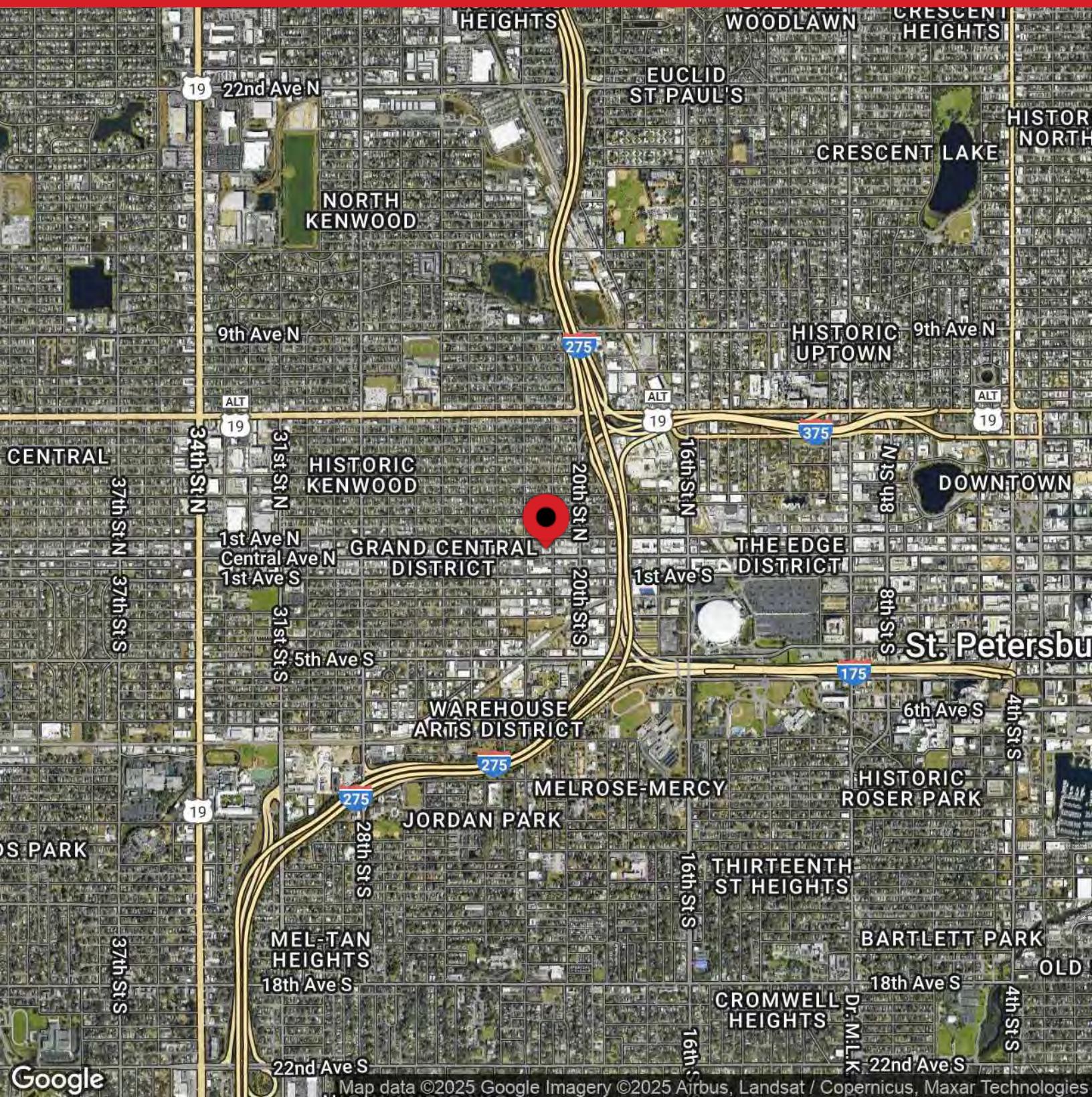
The Grand Central District's rich cultural scene, highlighted by events such as St. Pete Pride and Halloween on Central, attracts both residents and visitors. Its eclectic mix of historic charm and modern amenities makes it an ideal location for businesses aiming to thrive in a vibrant, community-oriented setting.

## LOCATION INFORMATION

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# LOCATION MAP

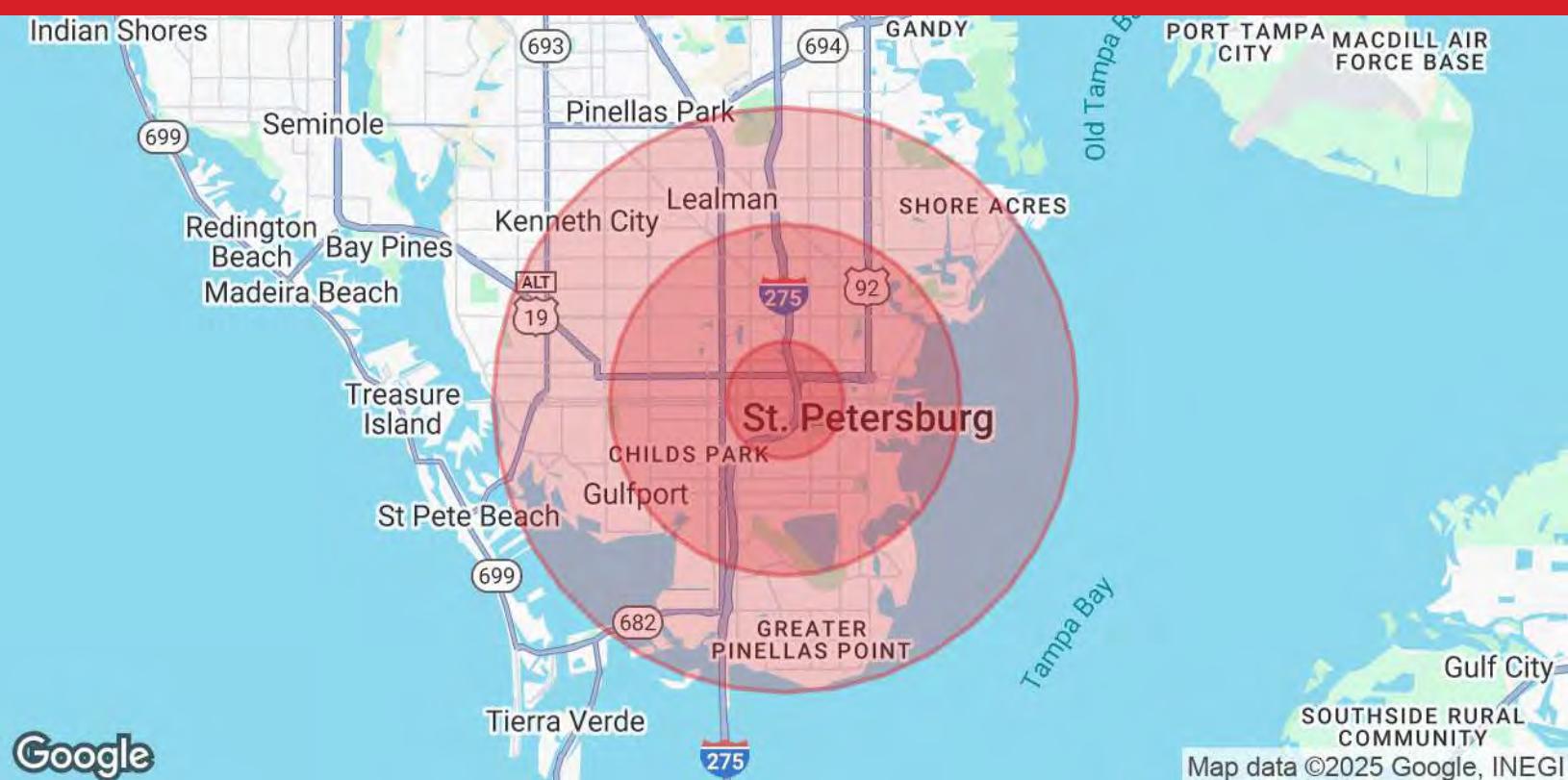


# DEMOGRAPHICS

3



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,560	120,864	255,517
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	42	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,167	56,474	118,174
# of Persons per HH	2	2.1	2.2
Average HH Income	\$78,531	\$92,654	\$94,757
Average House Value	\$401,211	\$421,520	\$406,947

Demographics data derived from AlphaMap